159.0	0008	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,200 / 644,200
					USE VALUE:	644,200 / 644,200
					ASSESSED:	644,200 / 644,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PODESKY JAMES E/JENNIFER A
Owner 2:	
Owner 3:	
Street 1:	160 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROWE LAWRENCE P & MARGUERIT -
Owner 2:	-
Street 1:	160 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	220,800	3,400	420,000	644,200
Total Card	0.138	220,800	3,400	420,000	644,200
Total Parcel	0.138	220,800	3,400	420,000	644,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 625.44 | /Parcel: 625.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

105950

GIS Ref

GIS Ref

Insp Date

05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0015.0

!12437!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,900	3400	6,000.	420,000	644,300	644,300	Year End Roll	12/18/2019
2019	101	FV	190,900	3400	6,000.	420,000	614,300	614,300	Year End Roll	1/3/2019
2018	101	FV	165,300	3400	6,000.	354,000	522,700	522,700	Year End Roll	12/20/2017
2017	101	FV	165,300	3400	6,000.	324,000	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	165,300	3400	6,000.	276,000	444,700	444,700	Year End	1/4/2016
2015	101	FV	145,700	3400	6,000.	240,000	389,100	389,100	Year End Roll	12/11/2014
2014	101	FV	145,700	3400	6,000.	222,000	371,100	371,100	Year End Roll	12/16/2013
2013	101	FV	145,700	3400	6,000.	211,200	360,300	360,300		12/13/2012

PRINT

Date	Time
12/11/20	02:31:34

LAST REV

Date	Time
06/25/18	14:04:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE LAWRENCE P	34659-420		1/25/2002		275,000	No	No		
	10339-152		8/20/1963			No	No		N

USER DEFINED

Prior Id # 1:	105950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2003	742	Dormers	24,000	C		G6	GR FY06	FULL REAR DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Measured	336	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
3/30/2002	MLS	MM	Mary M
12/23/1999	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271279
Depreciation:	50458
Depreciated Total:	220821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

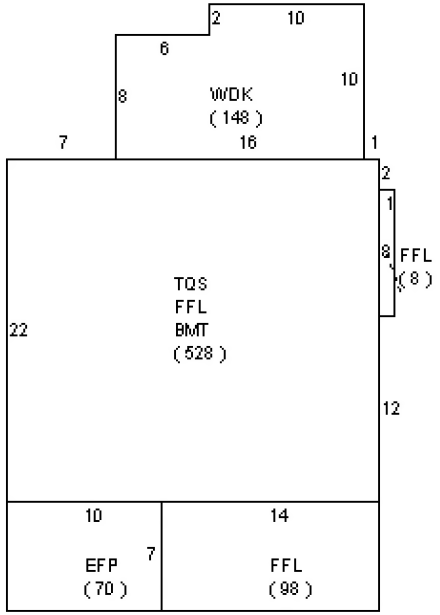
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	124.32
Final Total:	220800	Val/Su SzAd	214.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	634	171.990	109,042
BMT	Basement	528	51.600	27,243
TQS	3/4 Story	396	171.990	68,108
WDK	Deck	148	12.500	1,850
EFP	Enclos Porch	70	64.800	4,536

	Net Sketched Area:	1,776		Total:	210,779
Size Ad	1030	Gross Are	1908	FinArea	1030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0008-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400